

Borough of Rocky Hill
Planning Board
Minutes of the December 11, 2012 Meeting

Chair Raymond Whitlock called the regular meeting of the Planning Board to order at 7:33 pm.

NOTICE OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Chair Whitlock read the following statement into the record: This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was included in a list of meetings transmitted to the Courier News and Somerset Spectator on January 11, 2012. Notice remains continuously posted as required under the Statute. A copy of this notice is available to the public and is on file in the Borough Hall.

ROLL CALL

Present: Cathy Cann, Tim Corlis, Martin Engelbrecht, Linda Goldman, Michael Goldman, Connie Hallman, Julia Hasser, Brian Nolan, Chair Raymond Whitlock

Also Present: Planning Board Attorney Valerie Kimson, Borough Planner Tamara Lee

Absent: Robert Ayrey, Mark Blasch, Mayor Zimmerman

APPROVAL OF MINUTES

Hasser moved to approve the minutes of the November 13, 2012 meeting, as amended. Linda Goldman seconded the motion. Motion carried on roll call vote.

For: Cann, Engelbrecht, L. Goldman, M. Goldman, Hasser, Whitlock

Against: None

Abstain: Corlis, Hallman, Nolan

APPLICATIONS

Application for Variance: Allison and Michael Giambra, 90 Washington St., Block 7 Lot 3

Attorney Kimson swore in the applicant, Michael Giambra, and Borough Planner Lee.

The applicants requested a variance from the zoning ordinance to have a shed behind the garage because it does not meet rear yard setback.

Mr. Giambra testified that he constructed a shed behind the existing garage, and upon learning that the shed was located in violation of the setback, made application to the Board for variance relief. Mr. Giambra agreed to secure building permits for the structure, and the Board required that to be a condition of approval.

Borough of Rocky Hill
Planning Board
Minutes of the December 11, 2012 Meeting

The shed is eight feet by twelve feet in dimension. Mr. Giambra introduced Exhibit A-1, which is a picture of the existing garage and the shed that he constructed. The shed color matches the color of the house. The shed is located approximately 2 feet from the rear yard line and thus violates the rear yard setback, which requires a minimum of five feet. There is an existing fence at the rear and side property line.

The floor was opened to the public, no one commented, and public comment period immediately closed.

Cann moved to approve the application. Hasser seconded the motion. Motion carried on roll call vote.

For: Cann, Corlis, Engelbrecht, L. Goldman, M. Goldman, Hallman, Hasser, Nolan, Whitlock

Against: None

Abstain: None

OPEN PUBLIC COMMENT

Susan Bristol, 104 Washington Street, asked if there are any updates to the 2003 Historic Guidelines grant and how those updates will be shared with the public.

CHAIRMAN'S COMMENTS

None

REPORT OF HISTORIC SUBCOMMITTEE

The Historic Subcommittee approved a new roof at the Rocky Hill Inn. The roof was damaged in Hurricane Sandy.

REVIEW OF BILLS

The Planning Board received an invoice for professional services from Tamara Lee for proposed Historic Ordinance revisions.

UNFINISHED BUSINESS

Discussion of proposed amendment to Historic District Ordinance

The Planner and Attorney began their presentation of the draft revisions to the ordinance. The Board had numerous questions and comments regarding the proposed revisions. Much of the discussion focused on the definitions and uses of the terms "ordinary maintenance," "major preservation plan" and "minor preservation plan."

Chair Whitlock opened the floor to public comment, and Susan Bristol gave her comments on the proposed revisions to the ordinance.

Borough of Rocky Hill
Planning Board
Minutes of the December 11, 2012 Meeting

The Planner and Attorney agreed to continue their revisions using the comments of the Board for guidance.

NEW BUSINESS

None

ADJOURNMENT

Nolan moved to adjourn at 9:05 PM. Motion seconded by Engelbrecht. Motions carried on voice vote, and all voted in favor of adjournment.

Respectfully Submitted:

Christine Witt
Recording Secretary